

1 [Landmark Designation of 900 Innes Avenue (~~Hunter's Point School~~Shipwright's Cottage)]

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3 **Ordinance designating 900 Innes Avenue (~~Hunter's Point School~~Shipwright's Cottage)**
4 **as a Landmark under Planning Code Article 10; and adopting General Plan, Planning**
5 **Code Section 101.1(b) and environmental findings.**

6 Note: Additions are *single-underline italics Times New Roman*;
7 deletions are *strikethrough italics Times New Roman*.
8 Board amendment additions are double underlined.
9 Board amendment deletions are ~~strikethrough normal~~.

9 Be it ordained by the People of the City and County of San Francisco:

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11 Section 1. Findings.

12 (A) Pursuant to Planning Code Section 302, the Board finds that the proposed
13 landmark designation of 900 Innes Avenue (~~Hunter's Point School~~Shipwright's Cottage) will
14 serve the public necessity, convenience and welfare

15 (B) The Board finds that the proposed landmark designation of 900 Innes Avenue
16 (~~Hunter's Point School~~Shipwright's Cottage) is consistent with the City's General Plan and
17 with Planning Code Section 101.1(b) for the reasons set forth in the document entitled "Board
18 of Supervisors of the City and County of San Francisco, General Plan Policies and Planning
19 Code Section 101.1—General Plan Consistency and Implementation, 900 Innes Avenue
20 (~~Hunter's Point School~~Shipwright's Cottage)," which is on file with the Clerk of the Board of
21 Supervisors in File No. _____ and is incorporated herein by reference. The Board
22 finds that the proposed landmark designation is consistent with the City's General Plan and
23 with Planning Code Section 101.1(b) for the reasons set forth in said document.

24 (C) The Planning Department has determined that the actions contemplated in this
25 Ordinance are in compliance with the California Environmental Quality Act (California Public

1 Resources Code section 21000 et seq.). Said determination is on file with the Clerk of the
2 Board of Supervisors in File No. _____ and is incorporated herein by reference.

3 (D) The Board of Supervisors hereby finds that 900 Innes Avenue (~~Hunter's Point~~
4 ~~School~~Shipwright's Cottage) on Lot 003 in Assessor's Block 4646 has a special character and
5 special historical, architectural, and aesthetic interest and value, and that its designation as a
6 Landmark will further the purposes of and conform to the standards set forth in Article 10 of
7 the San Francisco Planning Code.

8 (E) The Board also recognizes that the owner of the 900 Innes site, and surrounding
9 parcels, is formulating concepts for a mixed-income residential project. The Board continues
10 to support the development of affordable housing both citywide and in the Bayview Hunters
11 Point district. Given the number of parcels controlled by the 900 Innes owner and the
12 relatively small area on one lot occupied by the Shipwright's Cottage, there may be
13 development opportunities for the remainder of the site, subject to the land use controls and
14 design standards established through the Hunters Point Shoreline neighborhood planning
15 process.

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17 Section 2: Designation. Pursuant to Section 1004 of the Planning Code, 900 Innes
18 Avenue (~~Hunter's Point School~~Shipwright's Cottage), in Lot 003 of Assessor's Block 4646 is
19 hereby designated as a San Francisco Landmark under Article 10 of the Planning Code. This
20 designation was initiated by Resolution No. 533-04 of the Board of Supervisors on August 25,
21 2004 and recommended by Resolution No. 588 of the Landmarks Preservation Advisory
22 Board on May 4, 2005, which Resolutions are on file with the Clerk of the Board of
23 Supervisors in File No. _____ and which Resolutions are incorporated herein by
24 reference as though fully set forth.

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Section 3. Required Data.

(A) The description, location, and boundary of the Landmark site consists of the City parcel located at Lot 003 in Assessor's Block 4646, with the street address of 900 Innes Avenue (~~Hunter's Point School~~Shipwright's Cottage).

(B) The characteristics of the Landmark that justify its designation are described and shown in the Landmark Designation Report, adopted by the Landmarks Preservation Advisory Board on May 4, 2005 and updated in April 2006, and other supporting materials contained in Planning Department Case Docket No. 2004.0916L. In brief, the National Register of Historic Places characteristics that justify the Landmark's designation are as follows: (1) under National Register of Historic Places Criterion "A", association with historic events, because of the property's association with the historic marine cargo industry and the community of shipwrights that settled India Basin; and (2) under National Register of Historic Places Criterion "C", as an rare remaining example of workman vernacular architecture that includes traits of several Victorian architectural styles.

(C) The particular exterior features that shall be preserved, or replaced in-kind as determined necessary, are those generally shown in photographs and described in the Landmark Designation Report, which can be found in Planning Department Docket No. 2004.0916L and which is incorporated in this designation by reference as though fully set forth. Specifically, the following features shall be preserved: all of the exterior elements surviving from the original construction including the rustic channel siding, trim, and front entry and window hoods as well as the general massing.

Section 4. The property shall be subject to further controls and procedures pursuant to the San Francisco Planning Code and Article 10.

1 APPROVED AS TO FORM:
2 DENNIS J. HERRERA, City Attorney

3 By: _____
4 Marlena G. Byrne
5 Deputy City Attorney

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